

NORTHERN POINTE

ARDEN HILLS, MINNESOTA
Former Twin Cities Army Ammunition Plant (TCAAP)

COMING SOON PUBLIC AUCTION OF 430 ACRES PRIME REDEVELOPMENT OPPORTUNITY

REUSE POTENTIAL: The General Services Administration (GSA) offers 430 acres of prime redevelopment opportunities. Strategically situated with excellent highway access and within a 15 minutes drive of Minneapolis and St. Paul, the Property has high potential for mixed-use development.

ENVIRONMENTAL: Some soil and groundwater contamination remains as a result of past manufacturing practices. Conditions have been studied and a high level of understanding exists regarding what is present on the site and the level of remediation that will be necessary. As the buyer will be responsible for performing the required soil cleanup to Army requirements (for those areas which exceed MPCA Tier 2 Industrial Soil Reference Values), the U.S. Army and GSA have provided documentation on the Property's environmental characterization and remediation to allow prospective bidders to develop accurate cleanup cost estimates. This information can be found on the Property's website: www.NorthernPointeArdenHills.com.

Groundwater monitoring responsibilities for the entire parcel will be maintained by the Federal Government.

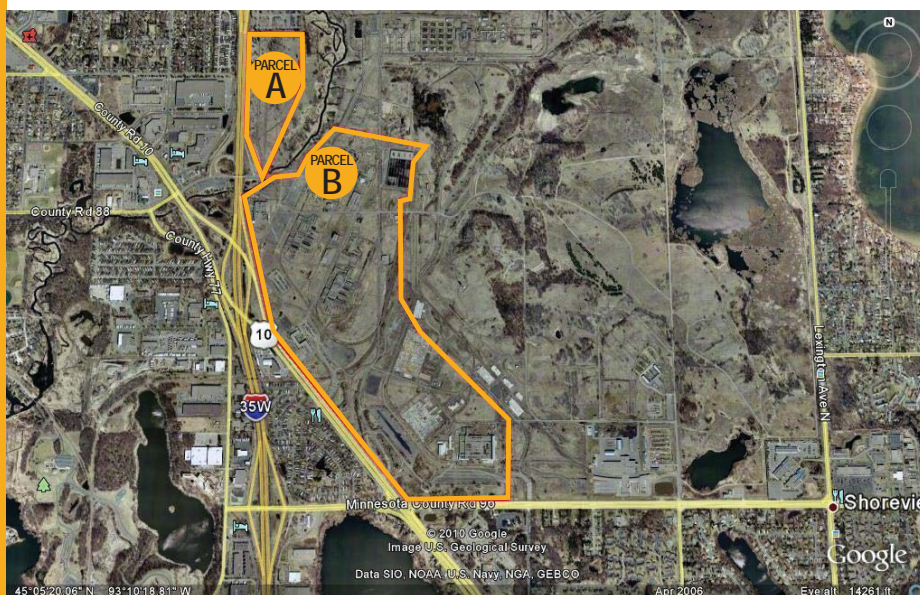
CONVEYANCE: GSA plans to convey the property through an online auction scheduled to begin in Summer 2010. The online auction will be conducted via the following website: www.auctionnp.com.

BIDDERS CONFERENCE: We are excited to engage prospective buyers and brokers about this unique opportunity to acquire Northern Pointe in Arden Hills. A Bidder's Conference will be held from 10 a.m. – 12 p.m. on June 24, 2010 at the B.H. Whipple Federal Building Auditorium (One Federal Drive, Fort Snelling, MN 55111). GSA will provide potential bidders with additional property information, explain the bidding process, and provide an opportunity to pose additional questions.

KEY PROPERTY INFORMATION

PROPERTY NAME:	Army Ammunition Plant Parcel
LOCATION:	Arden Hills, Minnesota
DATE BUILT:	1941
SIZE:	430 acres
PARCELS:	Parcel A is approximately 50 acres Parcel B is approximately 380 acres
FRONTAGE:	1,000+ feet on Hwy 96 3,000+ feet on Hwy 10
IMPROVEMENTS:	Infrastructure remaining from past operations includes buildings and building slabs, electric and telephone wire, sewer, roads and railroad track
CURRENT STATUS:	Inactive, U.S. Army fee owned





SITE DESCRIPTION

LOCATION: 430 acre Northern Pointe is a Federally-owned property located at 4700 Highway 10 in Arden Hills, Minnesota. It is conveniently situated 12 miles north of both Minneapolis and St. Paul. The site benefits from proximity to three major metro roadways: US Highway 10, County Highway 96, and Interstate Highway 35W.

Historically part of the TCAAP (which was composed of over 2,300 acres), the Property's mission was to support our nation's soldiers and war fighters during World War II, the Korean War, and the Vietnam War including the manufacturing and proof testing of small caliber ammunition and related metal parts. GSA has conveyed more than 200 acres surrounding Northern Pointe for park, recreation and highway purposes.

IMPROVEMENTS: Infrastructure remaining from past operations includes buildings and building slabs, electric and telephone wire, sewer, roads and railroad track.

FOR MORE INFORMATION, CONTACT:

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The General Services Administration is responsible for promoting effective use of federal real property assets, as well as disposing of real property that is no longer mission-critical to federal agencies.
Website: <https://propertydisposal.gsa.gov>

